



PLANNING DIRECTOR'S HEARING AGENDA

Wednesday, January 16, 2013

**9:00 a.m.
Wing Room 119-120
City Hall**

**200 East Santa Clara Street
San José, California 95113-1905**

Hearing Officer

**Salifu Yakubu, Division Manager
On Behalf of**

**Joseph Horwedel, Director
Planning, Building, and Code Enforcement**

NOTICE

To request an accommodation for City-sponsored meetings or events or an alternative format for printed materials, please call Support Staff at 408-535-7811 or 408-294-9337 (TTY) as soon as possible, but at least three business days before any meeting or event. If you requested such an accommodation, please identify yourself to the technician seated at the staff table. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **January 16, 2013**. My name is *Sal Yakubu* and I am the Hearing Officer for today's agenda. On behalf of and delegated by the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off your cell phones and pagers as we are broadcasting and recording this meeting. A copy of the agenda is available on the tables by the doors for your convenience. A validation machine is available at the top of the stairs at the rear of these chambers for parking tickets for the garage underneath City Hall.

The procedure for this hearing is as follows:

- I will identify the project as described on the agenda
- Staff will provide a brief report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The public hearing will then be closed and I will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

The City of San Jose is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public. The City Code of Ethics may be viewed on-line at

http://www.sanjoseca.gov/clerk/cp_manual/CPM_0_15.pdf.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Planning, Building and Code Enforcement at San José City Hall, 200 E. Santa Clara Street, San José, CA 95113 at the same time that the public records are distributed or made available to the legislative body.

Note: If you have any questions regarding the agenda, please contact Support Staff at 408-535-7811

AGENDA
ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

NO ITEMS

The matter of Deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be considered together. There will be no separate discussion of these items unless a request is made by the staff or the public to have an item removed from the consent calendar and considered separately.

- a. **HA79-155-01**. Tree Removal Permit to remove one (1) Alder tree 78 inches in circumference located in the front common area of a multi-family development in the R-M Multiple Residence Zoning District, located at 1428 MCQUESTEN DRIVE (Santec Homeowners Association, Owner). Council District 7. CEQA: Exempt. *Project Manager, Rebecca Bustos*

Staff Recommendation: Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit to remove one (1) Alder tree 78 inches in circumference located in the front common area of a multi-family development in the R-M Multiple Residence Zoning District.

- b. **PD12-010**. A Master Planned Development Permit to allow for the demolition of one (1) existing single-family detached residence and the development of two (2) new single-family detached residences on a 1.67 gross acres site in the A(PD) Planned Development Zoning District, located on the west side of Carol Drive, approximately 100 feet north of the terminus of Carol Drive (2661 Carol Drive) (Avila Roman And Monnaree, Owner). Council District 7. CEQA: Mitigated Negative Declaration, File No. PDC07-018. *Project Manager, Lesley Xavier*

Staff Recommendation: Consider the Mitigated Negative Declaration, File No. PDC07-018 in accordance with CEQA. Approve a Master Planned Development Permit to allow for the demolition of one (1) existing single-family detached residence and the development of two (2) new single-family detached residences on a 1.67 gross acres site in the A(PD) Planned Development Zoning District.

- c. **PDA12-007-01.** Tree Removal Permit to allow the removal of four (4) Coast Redwood trees with circumferences ranging from 91 to 107 inches and located in the IP(PD) Planned Development Zoning District on a 8.1 gross acre site on the north side of River Oaks Parkway, approximately 200 ft east of Research Place (10150 TRACT)(River Oaks S J Grp LLC, Owner). Council District 4. CEQA: Exempt. Deferred from 12/5/12. *Project Manager, Mike Enderby*

Staff Recommendation: Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit to allow the removal of four (4) Coast Redwood trees with circumferences ranging from 91 to 107 inches and located in the IP(PD) Planned Development Zoning District on a 8.1 gross acre site.

- d. **PDA70-018-05.** Tree Removal Permit to allow removal of five trees: a Southern Magnolia with a circumference of 64 inches; an Evergreen Ash with a circumference of 83 inches; an Evergreen Ash with a circumference of 79 inches; a White Alder with a circumference of 70 inches; a White Alder with a circumference of 88 inches. All of the above trees are located within common areas of The Woodlands on a multi-family lot in the A(PD) Planned Development Zoning District, located the Northwest Corner of Berryessa and Flicknger. (Welty Jared And Jerviss Jadelene E, Owner). Council District 4. CEQA: Exempt. *Project Manager, Mike Enderby*

Staff Recommendation: Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit to allow removal of five trees: a Southern Magnolia with a circumference of 64 inches; an Evergreen Ash with a circumference of 83 inches; an Evergreen Ash with a circumference of 79 inches; a White Alder with a circumference of 70 inches; a White Alder with a circumference of 88 inches. All of the above trees are located within common areas of The Woodlands on a multi-family lot in the A(PD) Planned Development Zoning District.

- e. **PDA81-025-01.** Tree Removal Permit to allow the removal of six (6) Redwood trees from the common areas of the Mabury Manor townhouse development on a 2.97 gross acre site in the A(PD) Residential Zoning District, located at/on the East corner of Easton Drive and Baton Rouge Drive (2450 BATON ROUGE DR) (Maybury Manor Homeowners Association). Council District 4. CEQA: Exempt. *Project Manager, Jeannie Hamilton*

Staff Recommendation: Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit to allow the removal of six (6) Redwood trees from the common areas of the Mabury Manor townhouse development on a 2.97 gross acre site in the A(PD) Residential Zoning District.

- f. **PDA87-022-01.** Tree Removal Permit to remove one (1) California Pepper tree 147 inches in circumference located in the front yard and common area of a condominium complex in the A(PD) Planned Development Zoning District, located at 744 Northrup Street (Willow Glen Mi Casa Homeowners Association, Owner). Council District 6. CEQA: Exempt. *Project Manager, Rebecca Bustos*

Staff Recommendation: Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit to remove one (1) California Pepper tree 147 inches in circumference located in the front yard and common area of a condominium complex in the A(PD) Planned Development Zoning District.

- g. **PDA93-018-02.** Planned Development Permit Amendment to allow creek bank stabilization work in five areas along Guadalupe Creek, including 12,573 square feet of disturbed area and 16,100 square feet of temporary access roads in the A(PD) Planned Development Zoning District, located along the southwesterly edge of the Guadalupe Landfill property (15999 Guadalupe Mines Rd) (Guadalupe Rubbish Disposal Inc, Owner). Council District 10. CEQA: Mitigated Negative Declaration (MND) to be. Deferred from 12/19/12. *Project Manager, John Baty*

Staff Recommendation: Consider the Mitigated Negative Declaration in accordance with CEQA. Approve a Planned Development Permit Amendment to allow creek bank stabilization work in five areas along Guadalupe Creek, including 12,573 square feet of disturbed area and 16,100 square feet of temporary access roads in the A(PD) Planned Development Zoning District.

- h. **PDA96-051-02.** Tree Removal Permit to allow removal of five (5) Pine trees ranging from 60 to 89 inches in circumference in a commercial shopping plaza in the A(PD) Planned Development Zoning District, located at 1708 Oakland Road (Brokaw Interests, Owner). Council District 4. CEQA: Exempt. *Project Manager, Mike Enderby*

Staff Recommendation: Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit to allow removal of five (5) Pine trees ranging from 60 to 89 inches in circumference in a commercial shopping plaza in the A(PD) Planned Development Zoning District.

- i. **TR12-265.** Tree Removal Permit to allow removal of one (1) Oak tree with circumference of 228 inches on a 0.128 acre single-family lot in the R-1-8 Single-Family Residence Zoning District, located at 5166 Roeder Road (Bay Valley Professional Center LLC Et al, Owner). Council District 2. CEQA: Exempt. *Project Manager, Mike Enderby*

Staff Recommendation: Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit to allow removal of one (1) Oak tree with circumference of 228 inches on a 0.128 acre single-family lot in the R-1-8 Single-Family Residence Zoning District.

- j. **TR12-276.** Tree Removal Permit to remove one Tree of Heaven with a circumference of 76 inches on a 0.17 acres single-family lot in the R-1-8 Single-Family Residence Zoning District, located at 918 Chabrant Way (Thompson, Victoria C And Mark S, Owner). Council District 6. CEQA: Exempt. *Project Manager, Mike Enderby*

Staff Recommendation: Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit to remove one Tree of Heaven with a circumference of 76 inches on a 0.17 acres single-family lot in the R-1-8 Single-Family Residence Zoning District.

- k. **TR12-277.** Tree Removal Permit to remove one (1) Stone Pine tree with a circumference of 162 inches in the backyard of a 0.16 acre single-family lot in the R-1-8 Single-Family Residence Zoning District, located at 4980 Avery Court (Jobe, Kenneth L And Christine A, Owner). Council District 10. CEQA: Exempt. *Project Manager, Mike Enderby*

Staff Recommendation: Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit to remove one (1) Stone Pine tree with a circumference of 162 inches in the backyard of a 0.16 acre single-family lot in the R-1-8 Single-Family Residence Zoning District.

- l. **TR12-279.** Tree Removal Permit to allow removal of one (1) Coast Live Oak tree with a circumference of 136 inches located in the side-yard of a 0.25 acre single-family lot in the R-1-8 Single-Family Residence Zoning District, located at 1266 Coolidge Avenue (Thomas, Arthur W And Sharyn L Trustee, Owner). Council District 6. CEQA: Exempt. *Project Manager, Mike Enderby*
- Staff Recommendation:** Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit to allow removal of one (1) Coast Live Oak tree with a circumference of 136 inches located in the side-yard of a 0.25 acre single-family lot in the R-1-8 Single-Family Residence Zoning District.
- m. **TR12-282.** Tree Removal Permit to allow the removal of one (1) Coast Live Oak tree, approximately 138 inches in circumference, located in the front yard of a single family lot in the R-1-8 Single-Family Residence Zoning District, located at 1994 Kirby Way (Javarappa, Venu and Weidner, Erika Trustee, Owner). Council District 9. CEQA: Exempt. *Project Manager, Mike Enderby*
- Staff Recommendation:** Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit to allow the removal of one (1) Coast Live Oak tree, approximately 138 inches in circumference, located in the front yard of a single family lot in the R-1-8 Single-Family Residence Zoning District.
- n. **TR12-283.** Tree Removal Permit to allow removal of one (1) Olive tree with a circumference of 160 inches in the front yard of a 0.20 acre single family lot in the R-1-5 Single-Family Residence Zoning District, located at 1285 Rio Hondo Drive (Essex, Grant R Iii And Patricia M Trustee, Owner). Council District 10. CEQA: Exempt. *Project Manager, Mike Enderby*
- Staff Recommendation:** Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit to allow removal of one (1) Olive tree with a circumference of 160 inches in the front yard of a 0.20 acre single family lot in the R-1-5 Single-Family Residence Zoning District.
- o. **TR12-284.** Tree Removal Permit to remove one (1) Ash tree with a circumference of 88 inches located in the front yard of a single family lot on 0.16 acres in the R-1-8 Single-Family Residence Zoning District, located 1526 Hester Avenue (Perry Becky A And William W, Owner). Council District 6. CEQA: Exempt. *Project Manager, Rebecca Bustos*
- Staff Recommendation:** Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit to remove one (1) Ash tree with a circumference of 88 inches located in the front yard of a single family lot on 0.16 acres in the R-1-8 Single-Family Residence Zoning District.
- p. **TR12-286.** Tree Removal Permit to allow removal of one Black Acacia tree 98 inches in circumference, one Maple tree 72 inches in circumference, one Pepper tree 121 inches in circumference, and five Pine trees ranging from 66 inches to 87 inches in circumference in the back yard of a single family residence lot in the R-1-8 Single-Family Residence Zoning District, located at 1059 Julia Kate Place (Ame Investments LLC, Owner). Council District 6. CEQA: Exempt. *Project Manager, Mike Enderby*

Staff Recommendation: Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit to allow removal of one Black Acacia tree 98 inches in circumference, one Maple tree 72 inches in circumference, one Pepper tree 121 inches in circumference, and five Pine trees ranging from 66 inches to 87 inches in circumference in the back yard of a single family residence lot in the R-1-8 Single-Family Residence Zoning District.

- q. **TR12-287.** Tree Removal Permit to allow the removal of one (1) Black Walnut tree approximately 120 inches in circumference located in the rear yard of a 0.25 acre residential lot in the R-1-8 Single-Family Residence Zoning District, located at 2661 Thrasher Lane (Hornberger John G And Lee E, Owner). Council District 9. CEQA: Exempt. *Project Manager, Mike Enderby*

Staff Recommendation: Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit to allow the removal of one (1) Black Walnut tree approximately 120 inches in circumference located in the rear yard of a 0.25 acre residential lot in the R-1-8 Single-Family Residence Zoning District.

- r. **TR12-288.** Tree Removal Permit for one (1) Evergreen Ash tree with a circumference of 90 inches located in the front of a 0.19 acre single-family lot in the R-1-5 Single-Family Residence Zoning District, located at 3760 Cadwallader Avenue (Vargas, Joseph Jr And Sylvia, Owner). Council District 8. CEQA: Exempt. *Project Manager, Mike Enderby*

Staff Recommendation: Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit for one (1) Evergreen Ash tree with a circumference of 90 inches located in the front of a 0.19 acre single-family lot in the R-1-5 Single-Family Residence Zoning District.

The consent calendar is now closed.

3. PUBLIC HEARING

- a. [PD12-042](#). Planned Development Permit to allow construction of a 7,700 square foot retail building (AutoZone) on a 0.53 gross acre site in the A(PD) Planned Development Zoning District, located on the west side of N 13th Street, approximately 260 feet southerly of E Mission Street (777 N 13th St) (Jesus and Virginia Fernandez, Owner). Council District 3. CEQA: Exempt. Deferred from 12/19/12. *Project Manager, John Baty*

Staff Recommendation: Consider the exemption in accordance with CEQA. Approve a Planned Development Permit to allow construction of a 7,700 square foot retail building (AutoZone) on a 0.53 gross acre site in the A(PD) Planned Development Zoning District.

- b. [SP12-028](#). Special Use Permit to allow two retaining walls greater than two feet in height in the R-1-8 Residence Zoning District on 0.83 gross acre site, located on the east side of Lookout Bend, approximately 590 feet southerly of Leyland Park Drive (6728 LOOKOUT BEND) (Schweizer Earle III And Stephanie, Owner). Council District 10. CEQA: Exempt. Deferred from 11/28/12 & 12/19/12. *Project Manager, Kristinae Toomians*

Staff Recommendation: Consider the exemption in accordance with CEQA. Approve a Special Use Permit to allow two retaining walls greater than two feet in height in the R-1-8 Residence Zoning District.

This concludes the Planning Director's Hearing for January 16, 2013. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:

<http://www.sanjoseca.gov/planning/hearings/DefaultDH.asp>

PUBLIC INFORMATION COUNTER
CITY OF SAN JOSÉ (408) 535-3555

CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, Redevelopment Agency Board, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

1. Public Meeting Decorum:

- a) Persons in the audience will refrain from behavior which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
- c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
- d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
- e) Persons in the audience will not place their feet on the seats in front of them.
- f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
- g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.

2. Signs, Objects or Symbolic Material:

- a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
 - No objects will be larger than 2 feet by 3 feet.
 - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
 - The items cannot create a building maintenance problem or a fire or safety hazard.
- b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.
- c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.

CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS (CONT'D)

3. Addressing the Council, Redevelopment Agency Board, Committee, Board or Commission:
- a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
 - b) Meeting attendees are usually given two (2) minutes to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.
 - c) Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum.
 - d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners or Staff in conversation will not be honored. Abusive language is inappropriate.
 - e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.
 - f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
 - g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.